



**DAWN ZIMMER**  
MAYOR

**CITY OF HOBOKEN**  
**Hoboken Zoning Board of Adjustment**  
**94 Washington Street**  
**Hoboken, New Jersey 07030**  
**WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD**

James Aibel, Chairman  
John Branciforte, Vice Chairman  
Phil Cohen, Commissioner  
Antonio Grana, Commissioner  
Carol Marsh, Commissioner  
Owen McAnuff, Commissioner  
Diane Fitzmyer Murphy, Commissioner  
Dan Weaver, Alternate #1  
Edward McBride, Alternate #2  
Cory Johnson, Alternate #3  
Frank DeGrim, Alternate #4

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, October 18, 2016 at 7:00 PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ.

A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Board Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email [pcarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov).

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call and Flag Salute
- 4) Resolutions:
  - Resolution of Approval 614-632 Clinton Ave , Block 79 Lot 9, HOZ-16-9
  - Resolution of Approval 329 Garden Street Block ,Block 190 Lot 5 , HOZ-16-11
- 5) Matters Scheduled for Public Hearing:

**Location :**     **72 Madison Street**  
**Case:**           HOZ-16-4  
**Block:**          Block 16, Lot 33  
**Zone:**           R-3  
**Applicant:**     Charles Annis  
**Summary:**      Minor Site Plan review with variances for the construction of a new five story, four unit building  
**Variances:**     "D" - Density, Building Height  
                      "C"- Front Yard and Rear Yard Setback, Lot Coverage  
**Attorney:**      Frank Marciano, Esq.  
**Architect:**     Tsampicos Perides, AIA, Archi-Tap Designs  
**Planner:**       Ken Ochab  
**Decision:**

**Location:**     **720 Clinton Street**  
**Case:**           HOZ-16-13  
**Block:**          152 Lots 3.01 and 3.02  
**Zone:**           R-2  
**Applicant:**     Wonderlofts LLC  
**Summary:**      Final Site Plan Review for the rehabilitation and expansion of the existing industrial structure and conversion to residential land use; project includes 68 residential units, 2375 square feet of commercial space and 118 parking spaces;  
**Attorney:**      Robert Matule  
**Architect:**     Minervini Vandermark  
**Decision:**

**Location :**     **703 Bloomfield Street**

**Case:**            HOZ-16-16

**Block:**           206, Lot 2

**Zone:**            R-1

**Applicant:**       Heimbuch, Gerald P

**Summary:**        Variance review for proposed 372 square foot fourth floor addition to an existing three story single family residence and 62 square foot deck;

**Variances:**       Development on a Non-Conforming Lot (lot area, lot depth), Expansion of a Non-Conforming Structure (lot coverage, rear yard, floor-to-floor height), Rear Yard Setback, Upper roof deck setback.

**Attorney:**        Nick Cherami, Esq.

**Architect:**       Icom Architects, Osvaldo Martinez

**Next Meeting Date:   October 25, 2016**

**Formal Action May Be Taken**

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman; Robert Matule Esq., Frank Marciano Esq., Nick Cherami Esq.